



Board of Adjustment Case Report

City of Raleigh
Planning & Development Department
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2475
www.raleighnc.gov

Case File: A-37-15

Property Address: 3313 Wade Avenue

Property Owner: Unitarian Universalist Fellowship of Raleigh

Project Contact: Angie Steele

Nature of Case: Request for a special use permit for a day care facility pursuant to Section 6.4.1.C of the Unified Development Ordinance on a 3.67 acre property zoned Residential-4 and located at 3313 Wade Avenue.



3313 Wade Avenue – Location Map

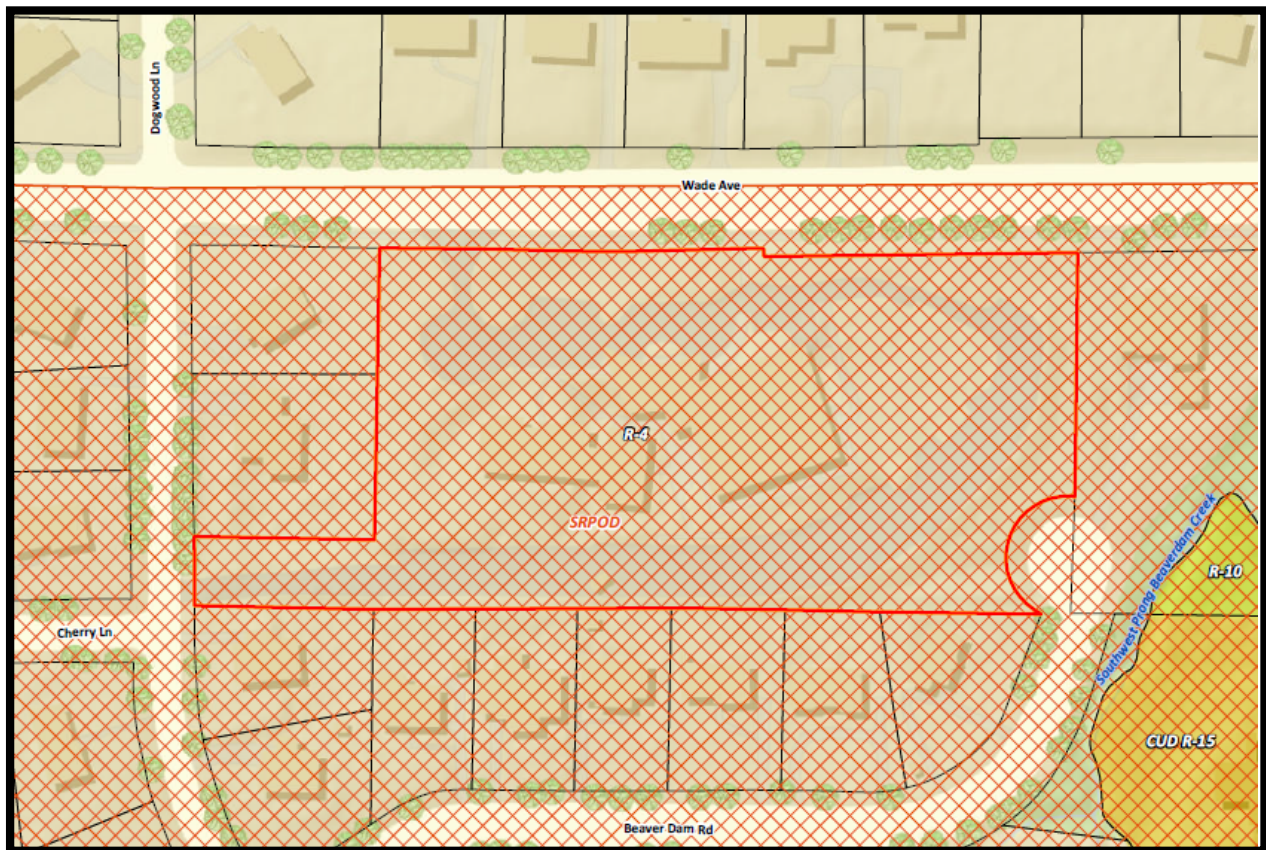
**ADDITIONAL
NOTES:** None

**PREVIOUS
VARIANCES:** None

To BOA: 6-8-15

Staff Coordinator: Eric S. Hodge, AICP

**ZONING
DISTRICT:** Residential-4



3313 Wade Avenue – Zoning Map

SHOWINGS: In accordance with UDO §10.2.9 Special Use Permit, before a Special Use Permit request is granted, the Board of Adjustment shall show that all of the following are met:

1. The proposed use complies with all applicable provisions of this UDO unless otherwise expressly modified in accordance with this UDO;
2. The proposed use is allowed as a special use in the respective zoning district (see Chapter 6. Use Regulations);
3. The proposed use complies with any specific use standard listed in Chapter 6. Use Regulations without the granting of any variance to the specific use standard;
4. The proposed use is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics;
5. Any adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset or the special use is denied;
6. Access with respect to pedestrian, bicycle and automotive safety, traffic flow and emergency service is adequate;
7. Signage is suitable and appropriate; and
8. Any appropriate dedications of streets and utilities to the public will be made prior to the issuance of a building permit.

Sec. 6.4.1.c. C. Day Care Center

1. Defined

A day care for more than 8 persons where staffing complies with state and local regulations. Includes nursery school and preschool.

2. Use Standards

a. In a Residential District, the following minimum lot areas per enrollee apply:

- i. R-1, R-2, and R-4: 1,040 square feet;
- ii. R-6: 640 square feet; and (*Staff note: the site acreage could theoretically accommodate 153 enrollees based on minimum lot area*)
- iii. R-10: 240 square feet.

b. In a Residential District, 1 unlit announcement sign is allowed, not to exceed 2 square feet in area and 3½ feet in height.

c. In a Residential District, a Type A1 or A2 transitional protective yard (see Sec. 7.2.4.A.) must be established along any side of the property abutting a residential use.

Staff note: The applicant has submitted schematic plans showing their intent to install the requisite landscaping fencing and walls consistent with this requirement. If the Board approves the Special Use Permit, the applicants must submit more detailed plans for permitting and installation prior to beginning operation of the daycare.

d. In a Residential District, a Type C2 street protective yard (see Sec. 7.2.4. B.) must be established along all property lines abutting a public right-of-way.

Staff note: The applicant has submitted schematic plans showing their intent to utilize existing landscaping materials towards meeting this requirement. If the Board approves the Special Use Permit, the applicants will need to submit more detailed plans for permitting demonstrating compliance with the planting requirements prior to beginning operation of the daycare.

e. Must comply with all state and local standards.

Sec. 7.2.4. Protective Yards

A. Transitional Protective Yards

1. A transitional protective yard is required along perimeter lot lines:

a. For specific uses as set forth in Chapter 6. Use Regulations (type as specified); and

b. Where an IH District abuts any other district other than an IH District a Type B1 or B2 transitional protective yard must be installed.

Type A1: 6.5' wall, 6' wide yard, 4 shade trees spaced over every 100' linear feet.

Type A2: 6.5' fence, 10' wide yard, 4 shade trees and 4 understory tree spaced over every 100' linear feet.

B. Street Protective Yard

1. A street protective yard is required along the edge of the street right-of-way:

a. For specific uses as set forth in Chapter 6. Use Regulations (type as specified); and

b. Where an IH District is across the street from any other district other than an IH District, a Type C1 or C2 street protective yard must be installed.

2. A required street protective yard may be replaced with a tree conservation area that meets the requirements of Article 9.1. Tree Conservation

3. The protective yards in Special Highway Overlay Districts 1 and 2 (Sec. 5.3.1. D.) take the place of any street protective yard required in Sec. 7.2.4.B.

Type C2: 15' wide yard, 4 shade trees spaced over every 100' of street right of way & 15 shrubs spaced over every 100' of street right of way.



Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Special Use Permit Application

A-37-15

OFFICE USE ONLY	
Nature of request (Submit addendum on separate sheet, if more space is needed.) To operate a licensed child care facility.	Transaction Number
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous special use permit request, provide the case number.	

GENERAL INFORMATION			
Property Address 3313 Wade Av. Raleigh nc	Date 4/9/15		
Property PIN 07944169422	Current Zoning		
Nearest Intersection Wade & Faircloth	Property size (in acres) 3.67		
Property Owner Unitarian Universalist Fellowship of Raleigh	Phone 919-781-7635	Fax NA	
	Email manager@uufc.org		
Project Contact Person Angie Steele	Phone 919-781-7635	Fax	
	Email manager@uufc.org		
Property Owner Signature Angie Steele	Email		
Notary Sworn and subscribed before me this 5 th day of May 2015	Notary Signature and Seal Catherine Lewis Green My commission expires 02-25-2017		

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A Special Use Permit Application will not be considered complete until all required submittal components listed on the Special Use Permit Checklist have been received and approved.



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Special Use Permit Checklist

TO BE COMPLETED BY APPLICANT	YES	N/A
PRE-SUBMITTAL REQUIREMENTS		
1. Pre-application meeting with staff	✓	
2. Completed Special Use Permit Intake Requirements sheet	✓	
3. Special Use Permit applications shall be submitted to the Zoning Division, 4 th floor of One Exchange Plaza	✓	
SPECIAL USE PERMIT REQUIREMENTS		
1. The property owner must be the applicant. If the special use permit is for a renter or lessee, please include this information.	✓	
2. A signed, notarized application and submittal fee are required.	✓	
3. The applicant must submit stamped envelopes addressed to the property owners within 100 feet of the subject property. City staff will mail the public hearing notices.	✓	
4. The Board of Adjustment conducts a quasi-judicial hearing. You may not contact the Board members once the application has been filed.	✓	
5. If the special use permit request is for a portion of a building, please provide the square footage of both the building and area to be devoted to the special use.	✓	
6. The Board of Adjustment may attach conditions of approval to a special use permit to protect surrounding properties.	✓	
7. City Staff will place a public hearing sign on the subject property. The sign must be prominently displayed on the property for at least ten days before the hearing. The property owner is responsible for maintaining the sign during this ten day period. The owner must return the sign to city staff within three days of the hearing. The owner will be charged \$45 for any sign not returned.	✓	
SPECIAL USE PERMIT CONSIDERATIONS		
The Board of Adjustment will review all special use permit requests against all of the following showings:		
1. The proposed use complies with all applicable provisions of this UDO unless otherwise expressly modified in accordance with this UDO.		
2. The proposed use is allowed as a special use in the respective zoning district (see <i>Chapter 6. Use Regulations</i>).	✓	
3. The proposed use complies with any specific use standard listed in <i>Chapter 6. Use Regulations</i> without the granting of any variance to the specific use standard.	✓	
4. The proposed use is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics.	✓	
5. Any adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset or the special use is denied.	✓	
6. Access with respect to pedestrian, bicycle and automotive safety, traffic flow and emergency service is adequate.	✓	
7. Signage is suitable and appropriate.	✓	
8. Any appropriate dedications of streets and utilities to the public will be made prior to the issuance of a building permit.	✓	
USE STANDARDS		
Each special use must comply with the use standards identified in the Code. These use standards vary by use. The applicant must provide a written response to the applicable use standards.	✓	



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Special Use Permit Application Intake Requirements

TO BE COMPLETED BY APPLICANT				COMPLETED BY CITY STAFF		
	YES	N/A		YES	NO	N/A
General Requirements – Special Use Permit						
1. I have referenced the Variance Checklist and by using this as a guide, it will ensure that the application is processed in a timely manner	<input checked="" type="checkbox"/>					
2. Special Use Permit application review fee (see Fee Schedule for rate)	<input checked="" type="checkbox"/>					
3. Completed, notarized application signed by the property owner	<input checked="" type="checkbox"/>					
4. One set of stamped envelopes addressed to all property owners within 100 feet of the subject property	<input checked="" type="checkbox"/>					
5. List of all adjacent property owners	<input checked="" type="checkbox"/>					
5. Plot Plan drawn to scale, containing a north arrow, area of lot, location of all existing improvements and use areas, location of proposed improvements, location of any constraints such as flood plain area, tree conservation area, buffer yards, easements, and sight distance triangles	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
6. If the special use permit request involves a new or enlarged structure, architectural elevations must be submitted	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
7. If the property has been cited by a Code Enforcement Officer, include a copy of the citation	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
8. Is special use permit needed to legalize an existing improvement or use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>				

Unitarian Universalist Fellowship
3313 Wade Avenue, Raleigh, NC

Street Protective Yard

Along Northern Property Line, Adjacent to Wade Ave

Measures 17.5' wide at its narrowest point along property line. Contains a dense mixture of mature evergreen and deciduous canopy trees, understory trees and shrubs exceeding requirement for Street Protective Yards.

Transition Buffer A

Along Western Property Line

Measures 18' wide along length of property line. Contains a dense mixture of mature evergreen and deciduous canopy trees, understory trees and shrubs exceeding requirement for Type A2 transition yards.

Transition Buffer B

Along Western Property Line, North of Access Drive

Measures 12' wide at its narrowest point along property line. Contains a dense mixture of mature evergreen and deciduous canopy trees, understory trees and shrubs exceeding requirement for Type A2 transition yards.

Transition Buffer C

Along Southern Property Line

First 55' of the western end of Transition Buffer C measures less than 10' wide. A 6.5' tall masonry wall will be constructed. For the remaining length of the buffer, a 6.5' tall wooden fence will be constructed. Contains a dense mixture of mature evergreen and deciduous canopy trees, understory trees and shrubs exceeding requirements for Type A1 or A2 transition yards.

Prepared by:
Bieber Landscape Design, LLC
Brad Bieber, MLA, ASLA

Transition Buffer C

Along Southern Property Line

Contains a dense mixture of mature evergreen and deciduous canopy trees, understory trees and shrubs exceeding requirements for Type A1 or A2 transition yards.

Feet	Ft to in	Inches	Total inches
6	72	2	74
8	96	7	103
10	120	2	122
11	132	0	132
10	120	9	129
10	120	6	126
10	120	9	129
11	132	8	140
12	144	7	151
12	144	11	155
12	144	10	154
12	144	8	152
12	144	8	152
12	144	8	152
13	156	9	165
14	168	5	173
15	180	1	181
15	180	9	189
18	216	2	218

Average width	12'3"
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Note: Width measurements taken at 25' increments along transition buffer.

Prepared by:

Bieber Landscape Design, LLC

Brad Bieber, MLA, ASLA

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Wake County Real Estate Data Account Summary

[iMaps](#)[Tax Bills](#)Real Estate ID **0072098** PIN # **0794469422**
**WAKE
COUNTY**
Location Address
3313 WADE AVEProperty Description
LOWADE AVENUEAccount
Search
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NORTH CAROLINA

[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)


For real estate accounts created or new construction built after January 1, 2015: Property values are under review for tax year 2016. Land and building values on these properties will reflect an assessment based on the January 1, 2008 Schedule of Values until late 2015 or early 2016 at which time the January 1, 2016 revaluation values for both land and buildings will be available.

Property Owner UNITARIAN-UNIVERSALIST FELLOWSHIP Use the Deeds tab above to view any additional owners		Owner's Mailing Address PO BOX 5741 RALEIGH NC 27650-5741	Property Location Address 3313 WADE AVE RALEIGH NC 27607-4123
Administrative Data Old Map # 493-00000-0132 Map/Scale 0794 10 VCS NCRA001 City RALEIGH Fire District Township RALEIGH Land Class EXEMPT ETJ RA Spec Dist(s) Zoning R-4 History ID 1 History ID 2 Acreage 3.67 Permit Date 9/30/2003 Permit # 0000028832		Transfer Information Deed Date 1/1/1967 Book & Page 01748 0205 Revenue Stamps Pkg Sale Date Pkg Sale Price Land Sale Date Land Sale Price Improvement Summary Total Units 0 Recycle Units 0 Apt/SC Sqft Heated Area 25,664	Assessed Value Land Value \$1,651,500 Assessed Bldg. Value \$3,922,188 Assessed Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value \$5,573,688 Assessed*

*Wake County assessed building and land values reflect the market value as of January 1, 2008, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2008 values will remain in effect until the next county-wide revaluation, which begins January 1, 2016. Until that time, any real estate accounts created or new construction built is assessed according to the 2008 Schedule of Values.

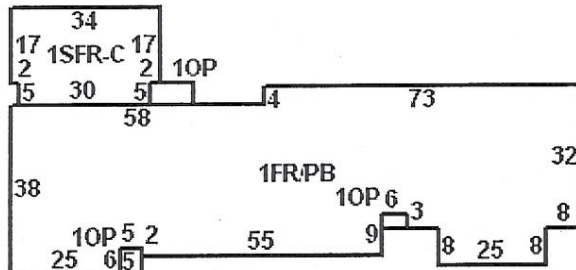
For questions regarding the information displayed on this site, please contact the Revenue Department at RevHelp@wakegov.com or call 919-856-5400.

Real Estate ID **0072098**PIN # **0794469422**Location Address
3313 WADE AVEProperty Description
LOWADE AVENUEAccount
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Building Location Address 3313 WADE AVE	Building Description UNITARIAN UNIVERSALIST FELLOWSHIP PEACE	Select Card 1 <input type="button" value="GO"/>	Card 01 Of 03 Card 2>
Bldg Type 66 Church Units Heated Area 6,323 Story Height 1 Story Style Conventional Basement 18% Partial Bas Exterior Frame Const Type Wood Joist Heating Central Air Cond Central Plumbing Adequate	Year Blt 1980 Eff Year 1981 Addns 1987 Remod Int. Adjust. BSMT-Fully Finished Other Features	Base Bldg Value \$826,300 Grade 25.59 110% Cond % B 64% Market Adj. Market Adj. Accrued % 64% Incomplete Code Card 01 Value \$645,485 All Other Cards \$3,276,703 Land Value Assessed \$1,651,500 Total Value Assessed \$5,573,688	

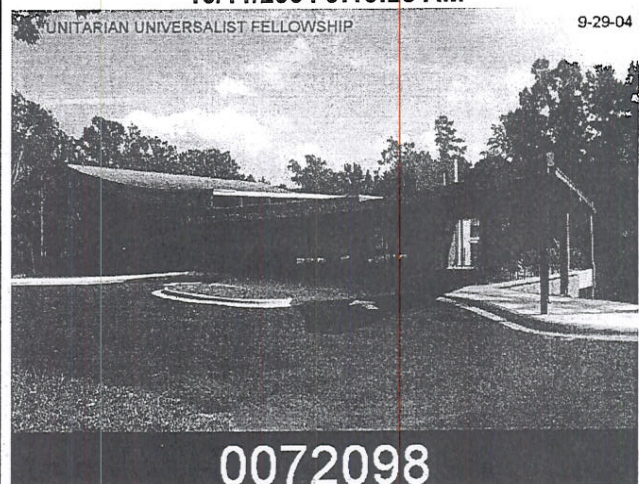
Main and Addition Summary					Other Improvements					
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year	% Inc	Value
M	1	FR/PB	4742							
A	1	OP	18		45316	SF PAVASPH	0028	1991	50	62310
B	1	OP	30		240	UN FENCE4	0122	1991	50	1460
C	1	S FR-C	728							
D	1	OP	50							
E										
F										
G										
H										

Building Sketch



Photograph

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Real Estate ID **0072098**PIN # **0794469422**Location Address
3313 WADE AVEProperty Description
LOWADE AVENUEAccount
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Building Location Address 3313 WADE AVE		Building Description UNITARIAN UNIVERSALIST FELLOWSHIP HALL		Select Card 1 <input type="button" value="GO"/>	Card 02 Of 03 <Card 1 Card 3>
Bldg Type 66 Church	Units	Year Blt 1991	Eff Year 2000	Base Bldg Value \$1,690,934	
Heated Area 11,867	Story Height 2 Story	Addns 2004	Remod 2004	Grade 25.59 110%	
Style Conventional	Int. Adjust.			Cond % B 94%	
Basement Crawl Space	Other Features			Market Adj.	
Exterior Brick				Market Adj.	
Const Type Exposed Steel				Accrued % 94%	
Heating Central				Incomplete Code	
Air Cond Central				Card 02 Value \$1,749,426	
Plumbing Adequate				All Other Cards \$2,172,762	
				Land Value Assessed \$1,651,500	
				Total Value Assessed \$5,573,688	

Main and Addition Summary					Other Improvements					
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year	% Inc	Value
M	2	BR/CS	5908							
A	1	BPM	51		5X20	SF SHED	0100	1991	100	1000
B	1	CD 3	3704							
C										
D										
E										
F										
G										
H										

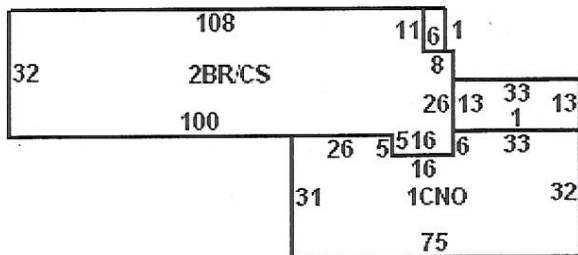
<p align="center">Building Sketch</p>	<p align="center">Photograph 10/11/2004 9:13:28 AM</p> <p align="center">0072098</p>
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Real Estate ID **0072098**PIN # **0794469422**Location Address
3313 WADE AVEProperty Description
LOWADE AVENUEAccount
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Building Location Address 3313 WADE AVE	Building Description	Select Card 1 <input type="button" value="GO"/>	Card 03 Of 03 <Card 2
Bldg Type 66 Church	Year Blt 2004 Eff Year 2004	Base Bldg Value \$1,186,696	
Units	Addns Remod	Grade 25.71 130%	
Heated Area 7,474		Cond % B 99%	
Story Height 2 Story	Int. Adjust.	Market Adj.	
Style Townhouse		Market Adj.	
Basement Crawl Space	Other 1 Passenger Ele	Accrued % 99%	
Exterior Brick	Features	Incomplete Code	
Const Type Exposed Steel		Card 03 Value \$1,527,277	
Heating Central		All Other Cards \$2,394,911	
Air Cond Central		Land Value Assessed \$1,651,500	
Plumbing Adequate		Total Value Assessed \$5,573,688	

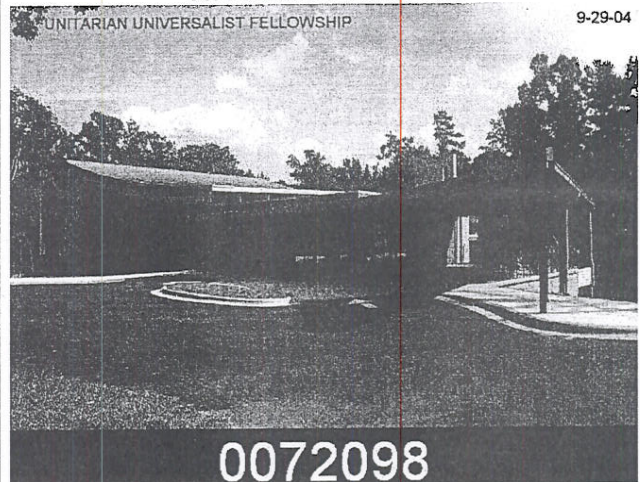
Main and Addition Summary					Other Improvements				
Story	Type	Code	Area	Inc	Units	DesItem	Code Year	% Inc	Value
M	2	BR/CS	3704					ADJ	
A	1	BPM	66						
B	1	0466	429						
C	1	CN O	2278						
D									
E									
F									
G									
H									

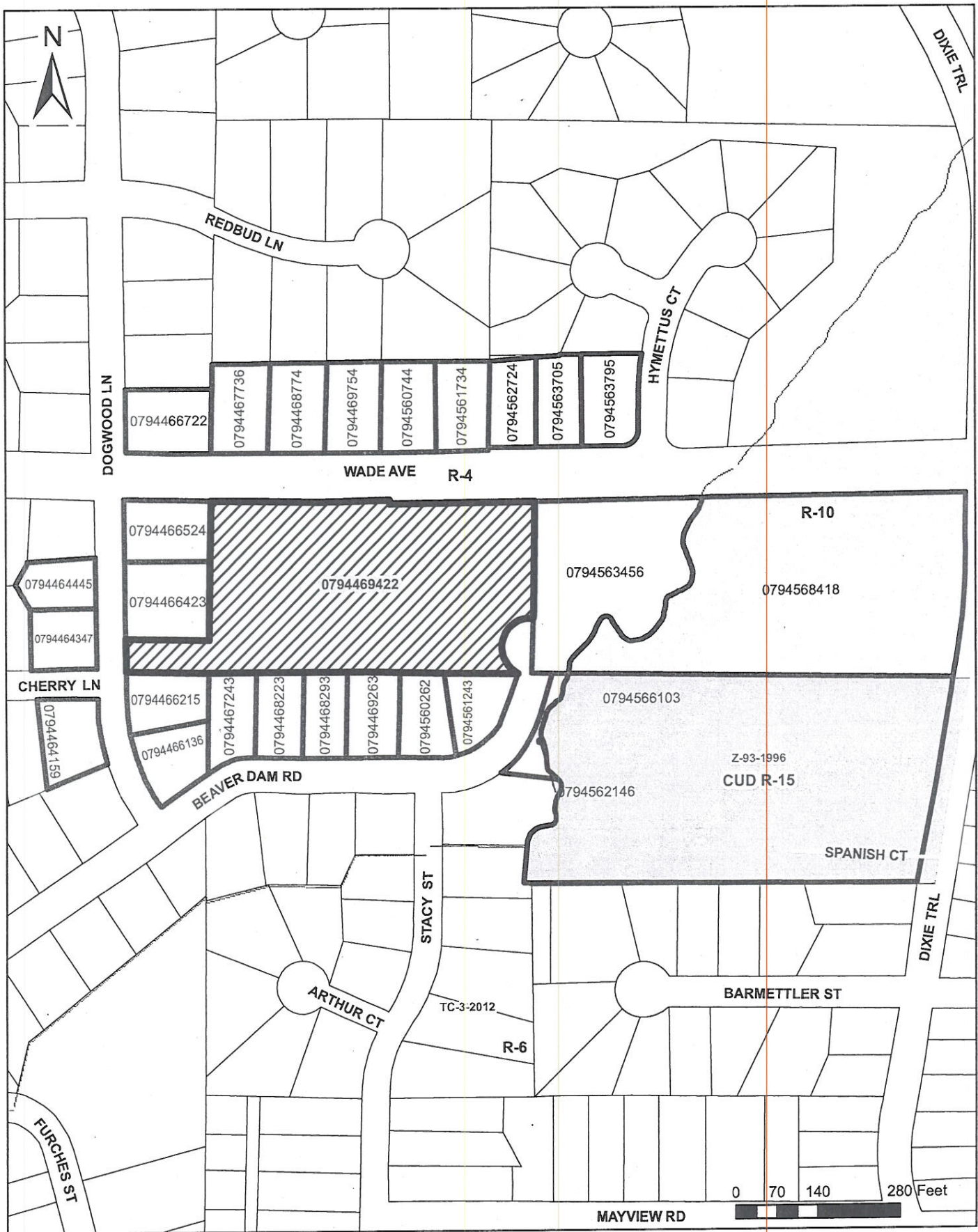
Building Sketch



Photograph

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3313 Wade Avenue



Adjacent Property Owners

0794469422
UNITARIAN-UNIVERSALIST FELLOWSHIP
PO BOX 5741
RALEIGH NC 27650-5741

0794464159
CLANTON, CHARLES W
909 DOGWOOD LN
RALEIGH NC 27607-4041

0794464347
GUPTON, REBECCA S
813 OAKLAND AVE
ROCKY MOUNT NC 27804-4118

0794464445
STRESEMANN, DOUGLAS REUBEN
STRESEMANN, CAROLINE CO...
1005 DOGWOOD LN
RALEIGH NC 27607-4043

0794466136
DOYLE, JOHN A JR DOYLE, JENNY D
2801 KITTRELL DR
RALEIGH NC 27608-1521

0794466215
FULP, CARL DOUGLAS FULP, JUDITH K
3308 NEW GREENSBORO RD
WINSTON SALEM NC 27101-6216

0794466423
RIVA-PALACIO, NANCY F
1004 DOGWOOD LN
RALEIGH NC 27607-4044

0794466524
CARMELO, DEBORAH RILEY
PO BOX 71
ROSE HILL NC 28458-0071

0794466722
LOWE, SALLY MOSELEY
1100 DOGWOOD LN
RALEIGH NC 27607-6816

0794467243
CRISSMAN, MARIE K
807 BEAVER DAM RD
RALEIGH NC 27607-4007

0794467736
KENNEDY, LEE ANN
3316 WADE AVE
RALEIGH NC 27607-4124

0794468223
KLOS, ANTHONY KLOS, DONNA SEESE
811 BEAVER DAM RD
RALEIGH NC 27607-4007

0794468293
FOGLIA, ANDREW J FOGLIA, KATHLEEN
815 BEAVER DAM RD
RALEIGH NC 27607-4007

0794468774
SINCLAIR, NEILL B JR
3312 WADE AVE
RALEIGH NC 27607-4124

0794469263
BULLA, BRIAN REID KLINE, CAROL
SUZANNE
819 BEAVER DAM RD
RALEIGH NC 27607-4007

0794469754
LYLES, BETTY J
3308 WADE AVE
RALEIGH NC 27607-4124

0794560262
GUTHRIE, CAROLINE BUTTON
823 BEAVER DAM RD
RALEIGH NC 27607-4007

0794560744
MORROW, SARAH T
3304 WADE AVE
RALEIGH NC 27607-4124

0794561243
ROBERTS, MICHAEL MCGREGOR,
MICHELLE
905 BEAVER DAM RD
RALEIGH NC 27607-4109

0794561734
SMITH, ROBERT H
3300 WADE AVE
RALEIGH NC 27607-4124

0794562146
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

0794562724
ANDREWS, MARY GRAHAM RAY, DANIEL A
3205 BRANTFORD PL
RALEIGH NC 27607-4178

0794563456
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

0794563705
ANDREWS, MARY GRAHAM RAY, DANIEL A
3205 BRANTFORD PL
RALEIGH NC 27607-4178

0794563795
SIGMON, MARTHA ANNE MARSH
1101 HYMETTUS CT
RALEIGH NC 27607-4101

0794566103
SPANISH TRACE ASSOCIATES LLC
3020 SPANISH CT
RALEIGH NC 27607-4179

0794568418
MORNINGSIDE OF RALEIGH LLC
PROPERTY TAX COUNSELORS
PO BOX 3075
MCKINNEY TX 75070-8182